



**County of Roanoke
Community Development
Planning & Zoning**

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018-0798
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 5-4-12	Received by: gpm
Application fee: 1460.00	PC/BZA date: 7/3/12
Placards issued:	BOS date: 7/24/12
Case Number 7-7/2012	

ALL APPLICANTS

Check type of application filed (check all that apply)

☒ **Rezoning** ☐ **Special Use** ☐ **Variance** ☐ **Waiver** ☐ **Administrative Appeal** ☐ **Comp Plan (15.2-2232) Review**

Applicants name/address w/zip

See attached sheet

Phone: _____

Work: _____

Cell #: _____

Fax No.: _____

Owner's name/address w/zip

See attached sheet

Phone #: _____

Work: _____

Fax No. #: _____

Property Location

See attached sheet

Magisterial District: See attached sheet

Community Planning area: See attached sheet

Tax Map No.:

See attached sheet

Existing Zoning: See attached sheet

Size of parcel(s): Acres: See attached sheet

Existing Land Use: See attached sheet

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning:

Proposed Land Use: See attached sheet

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes ☒ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST.**

Does the parcel meet the minimum criteria for the requested Use Type? Yes ☒ No ☐

IF NO, A VARIANCE IS REQUIRED FIRST

If rezoning request, are conditions being proffered with this request? Yes ☒ No ☐

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

Variance/Waiver of Section(s) _____ of the Roanoke County Zoning Ordinance in order to:

Appeal of Zoning Administrator's decision to _____

Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to _____

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

Consultation
Application
Justification

R/S/W/CP V/AA

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application

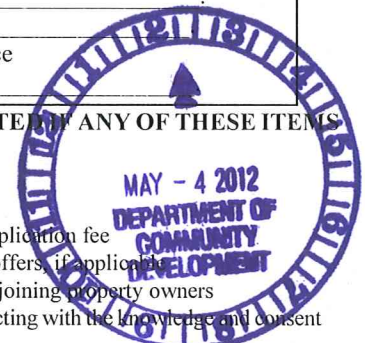
R/S/W/CP V/AA

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

See attached sheet

Owner's Signature



ATTACHMENT TO REZONING APPLICATION FILED BY SOUTH PEAK RESIDENCES LLC, ET AL.

Applicants name/address w/zip

South Peak Residences LLC
Slate Hill II LLC
Slate Hill I LLC
DNAL Holdings III LLC
Elm View LLC
M & H Holdings, Inc.
McNeil Properties LLC
Patton Place LLC
South Peak Hotel LLC
Woodcliff Investments LLC
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, Virginia 24014

Phone: 540-774-7762
Fax No.: 540-798-5860

Owner's name/address w/zip

South Peak Residences LLC
(077.20-01-48.01)
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, Virginia 24014

Phone: 540-774-7762
Fax No.: 540-798-5860

Slate Hill II LLC
(077.20-01-52.00)
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, Virginia 24014

Phone: 540-774-7762
Fax No.: 540-798-5860

Slate Hill I LLC
(087.08-03-11.00)
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, Virginia 24014

Phone: 540-774-7762
Fax No.: 540-798-5860

Western Virginia Water Authority
(077.20-01-50.00)
2012 S. Jefferson Street, Suite 200
Roanoke, Virginia 24014

Phone: 540-853-5749
Cell: 540-529-1154
Fax No.: 540-853-1600
Attn: Gary L. Robertson, Executive Director

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant South Peak Residences LLC, et al.

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

See attached sheet

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

See attached sheet

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

See attached sheet.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

Applicants wish to develop residential communities at South Peak with densities appropriate for their respective locations. The Estates at South Peak, a single-family neighborhood behind Lowe's and adjoining Quail Valley, Quail Ridge and the Hunting Hills community, will be developed on the 11.940 acres currently zoned R-3 and identified on the concept plan as Area B. The R-3 zoning district would allow up to 132 homes to be constructed in Area B. By proffer, the Applicants are agreeing to reduce the density in Area B from 132 lots to 23 single-family residential parcels, which is consistent with the development pattern of the adjoining Hunting Hills community and significantly less dense than the adjoining Quail Ridge/Quail Valley communities. Rather than densely developing along the Hunting Hills/Quail Valley/Quail Ridge boundary, your Applicants believe that residential units are better added to the condominium community under construction in Area A. Applicants propose to add one more condominium building to the condominium community, for a total of five buildings with a total of 176 units therein. The tax map parcel on which the first condominium building is currently being constructed is zoned R-3 and has a by-right allowance of 113 units. Rezoning Area A to R-4 would allow 63 units to be added to the condominium development. It would also allow Area B to serve as a buffer between its Hunting Hills and Quail Ridge/Quail Valley neighbors and the balance of the South Peak mixed-use development, as encouraged by the County's zoning ordinance. Twin goals of the zoning ordinance – to encourage appropriate residential development and to provide appropriate buffers with existing development – are met with this application.

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

The County's future land use map designates the parcels as: Core (077.20-01-52.00), Core/Transition/Development (087.08-03-11.00); and Transition (077.20-01-48.01 and 077.20-01-50.00). The Comprehensive Plan encourages the orderly development of all parcels designated as core, transition and development, with particular emphasis on providing appropriate buffers when adjoining existing residential communities. By shifting the location of additional residential units from Area B to Area A, your Applicants not only enhance the developing condominium community, but also provide a development buffer for the existing residential communities which adjoin South Peak.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

There will be no negative impact on the surrounding area or public services and facilities. The proposed residential developments in Areas A and B represent, in fact, a reduction of the number of residential units that would be allowed of right.

CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

ALL APPLICANTS

- ☒ a. Applicant name and name of development
- ☒ b. Date, scale and north arrow
- ☒ c. Lot size in acres or square feet and dimensions
- ☒ d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- ☒ e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- ☒ f. The zoning and land use of all adjacent properties
- ☒ g. All property lines and easements
- ☒ h. All buildings, existing and proposed, and dimensions, floor area and heights
- ☒ i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- ☒ j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- ☒ k. Existing utilities (water, sewer, storm drains) and connections at the site
- ☒ l. Any driveways, entrances/exits, curb openings and crossovers
- ☒ m. Topography map in a suitable scale and contour intervals
- ☒ n. Approximate street grades and site distances at intersections
- ☒ o. Locations of all adjacent fire hydrants
- ☒ p. Any proffered conditions at the site and how they are addressed
- ☒ q. If project is to be phased, please show phase schedule

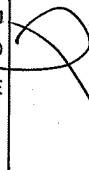
I certify that all items required in the checklist above are complete.

SEE ATTACHED SHEET
Signature of applicant

Date

EXECUTION PAGE FOR REZONING APPLICATION FILED BY SOUTH PEAK RESIDENCES LLC, ET AL.

South Peak Residences LLC
Slate Hill II LLC
Slate Hill I LLC
DNAL Holdings III LLC
Elm View LLC
M & H Holdings, Inc.
McNeil Properties LLC
Patton Place LLC
South Peak Hotel LLC
Woodcliff Investments LLC

By:  _____
James R. Smith
Chairman/Manager

Address of Subject Properties:

- (a) 4252 Elm View Road
- (b) 4240 Elm View Road
- (c) 0 Elm View Road
- (d) 4486 Summit Street

Cave Spring Magisterial District
Roanoke County

Tax Map Nos.:

- (a) 077.20-01-48.01
- (b) 077.20-01-50.00
- (c) 077.20-01-52.00
- (d) 087.08-03-11.00

Present Zoning:

- (a) R3 (Medium Density Multi-Family Residential)
- (b) R3 (Medium Density Multi-Family Residential)
- (c) C2C (General Commercial/Conditional)
- (d) C2C & R3 (General Commercial/Conditional) &
(Medium Density Multi-Family Residential)

Proposed Zoning:

R4C (High Density Multi-Family Residential for property
described on Exhibit A)

R3C (Medium Density Multi-Family Residential for
property described on Exhibit B)

Applicant's Names:

South Peak Residences LLC (077.20-01-48.01)
Slate Hill II, LLC (077.20-01-52.00)
Slate Hill I, LLC (087.08-03-11.00)
DNAL Holdings III LLC
Elm View LLC
M & H Holdings, Inc.
McNeil Properties LLC
Patton Place LLC
South Peak Hotel LLC
Woodcliff Investments LLC

Owners:

- (a) South Peak Residences LLC (077.20-01-48.01)
- (b) Western Virginia Water Authority (077.20-01-50.00)
- (c) Slate Hill II, LLC (077.20-01-52.00)
- (d) Slate Hill I, LLC (087.08-03-11.00)

PROFFERS

The undersigned Applicants do hereby proffer the following conditions in
conjunction with the rezoning application:

- A. With respect to the property described on the attached Exhibit A (the Area A
tract):

1. Area A will be developed in substantial conformity with the Concept Development Plan made by Mattern & Craig dated May 4, 2012, subject to such changes as may be required by Roanoke County during comprehensive site plan review.
 2. The height of any building in Area A shall not exceed sixty (60) feet (as measured by the Roanoke County Zoning Ordinance).
 3. All facades and finishes of buildings in Area A shall be of similar design, colors, materials and detailing as shown on the rendering prepared by Jones and Jones dated September 9, 2011, and attached hereto as Exhibit A-1 .
 4. No freestanding light pole, including fixture, shall be more than eighteen (18) feet above grade. All exterior lights, including security lighting, shall be down-lit or shielded so as not to direct glare onto adjoining streets or properties. The intensity at adjoining streets or properties shall not exceed 0.5-foot candles. All street lighting shall be designed to complement the architecture of the adjacent buildings.
- B. With respect to the property described on the attached Exhibit B (the Area B tract):
5. Area B shall be developed only for single-family dwellings.
 6. Area B shall be subdivided such that no more than twenty-three (23) single-family dwellings shall be constructed thereon.

Dated this 4th day of May, 2012.

Respectfully submitted,

SOUTH PEAK RESIDENCES LLC
SLATE HILL II LLC
SLATE HILL I LLC
DNAL HOLDINGS III LLC
ELM VIEW LLC
M & H HOLDINGS, INC.
MCNEIL PROPERTIES LLC
PATTON PLACE LLC
SOUTH PEAK HOTEL LLC
WOODCLIFF INVESTMENTS LLC

By: _____

James R. Smith
Chairman/Manager

The undersigned owner of Roanoke County Tax Map Parcel # 077.20-01-50.00 consents to the imposition of the proffers set out above, subject to its vested rights:

WESTERN VIRGINIA WATER AUTHORITY

By: Michael T. McEvoy
Michael T. McEvoy, its Executive
Director
wastewater
service

EXHIBIT A

AREA A TRACT

SOUTH PEAK CONDOMINIUMS

BEGINNING at a point in the center of Elm View Road having a 30' Prescriptive Right of Way (St. Route 706) and with the boundary line of Elm Park Estates; thence leaving the center of Elm View Road and with the boundary line of Elm Park Estates the following two (2) courses: S 70° 03' 25" E passing a nail at 20.87 feet in all 459.24 feet to an iron pin; thence N 34° 05' 52" E 675.79 feet to an iron pin, being the north east corner of Elm Park Estates and the southerly boundary line of Woodcliff Investments, LLC., Parcel 1; thence with the southerly boundary line of Woodcliff Investments, LLC. Parcel 1 S 54° 40' 25" E 218.64 feet to an iron pin, being the common corner of Woodcliff Investments, LLC Parcels 1 and 2 and Slate Hill II, LLC.; thence with the boundary line of Woodcliff Investment, LLC Parcel 2 and Slate Hill II, LLC. S 85° 22' 03" E 139.45 feet to a point; thence with a new boundary line through the property of Slate Hill II, LLC. the following two (2) courses: S 08° 06' 48" W 353.20 feet to a point; thence S 27° 36' 39" W 307.56 feet to a point, being the common boundary line of Slate Hill II, LLC. and Slate Hill I, LLC.; thence with a new boundary line through the property of Slate Hill II, LLC. the following three (3) courses: S 27° 36' 39" 48.26 feet to a point; thence S 61° 55' 03" W 111.89 feet to a point; thence N 28° 17' 13" W 42.08 feet to a point, being a common boundary line of Slate Hill I, LLC. and South Peak Residences, LLC.; thence with the common boundary line of Slate Hill I, LLC. and South Peak Residences, LLC. S 61° 48' 14" W 219.14 feet to an iron pin, being the south east corner of Wilford C. Penn; thence leaving the property of Slate Hill I, LLC and with the boundary line of Wilford C. Penn N 60° 08' 10" W passing an iron pin at 721.02 feet in all 736.50 feet to a point in the center of Elm View Road; thence leaving the property of Wilford C. Penn and with the center of Elm View Road the following three (3) courses: a curve to the right having a delta of 22° 30' 43", a radius of 153.03 feet, an arc length of 60.13 feet, a chord bearing N 27° 29' 12" E for a distance of 59.74 feet to a point; thence with a curve to the left having a delta of 49° 41' 41", a radius of 80.39 feet, an arc length of 69.73 feet, a chord bearing N 13° 53' 43" E for a distance of 67.56 feet to a point; thence N 10° 57' 08" W 34.14 feet to the "Point of Beginning" and containing 11.411 Acres, more or less.



EXHIBIT B

AREA B TRACT

THE ESTATES AT SOUTH PEAK

(Portion of Tax Parcel No. 087.08-03-11.00)

BEGINNING at a point on the southerly Right of Way line of Franklin Road (U. S. Route 220), being a common corner between Lowes Home Center Inc. and Quail Valley Condominium Association Inc.; thence leaving the aforesaid Right of Way and with the common boundary line of Lowes Home Center and Quail Valley Condominium Association Inc. S 59° 59' 13" W 1,160.71 feet to the "Actual Point of Beginning", being the southwest corner of Lowes Home Center Inc.; thence S 59° 59' 13" W 340.48 feet to a iron pin, being a corner of Lot 18, Revised Section 2, "Quail Ridge" recorded in Plat Book 26 at Page 197 in the Clerk's office of the Circuit Court of Roanoke County, Virginia; thence S 60° 44' 14" W 60.44 feet to a iron pin, being a corner of Lot 19, Revised Section 2, "Quail Ridge"; thence S 59° 59' 26" W 231.92 feet to an iron pin set, being a corner of Lot 23, Section 4 "Quail Ridge" recorded in Plat Book 27 at Page 132 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence S 58° 12' 36" W 427.55 feet to iron pin, being a corner of Lot 28, Section 4 "Quail Ridge" and with the easterly boundary line of Lot 4A1, Section 17 "Hunting Hills" recorded in Plat Book 18 at Page 63 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence with the easterly boundary line of Lot 4A1, N 13° 55' 33" W 52.83 to an iron pin set in the easterly boundary line of Lot 6, Section 15 Block 1 "Hunting Hills" recorded in Plat Book 9 at Page 218 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence N 30° 23' 02" E 366.67 feet to an iron pin, being a corner of Lot 9, Section 15 Block 1 "Hunting Hills"; thence N 05° 14' 49" E 135.05 feet to an iron pin, being a corner of Lot 10, Section 15 Block 1 "Hunting Hills"; thence N 29° 30' 31" W 44.94 feet to an iron pin set in the easterly boundary line of Lot 10, Section 15 Block 1 "Hunting Hills" and a corner of Old Heritage Corporation; thence leaving Lot 10, Section 15 Block 1 "Hunting Hills" and with the line of Old Heritage Corporation the following two (2) courses, N 51° 13' 15" E 52.03 feet to an iron pin; thence N 29° 23' 12" W 271.89 feet to an iron pin set, begin the corner of Old Heritage Corporation and the southerly boundary line of Major Hill Jr. and Frances Hill Beane; thence N 60° 36' 52" E 393.93 feet to an iron pin set, being the corner of C. F. Richards by Deed Book 66 at Page 239; thence N 24° 22' 59" W 316.10 feet to a iron pin set in the easterly boundary line of C. F. Richards; thence with a new boundary line through the property of Slate Hill I LLC the following five (5) courses, N 64° 32' 14" E 9.88 feet to an iron pin set; thence with a curve to the left having a delta of 144° 21' 28", a radius of 51.00 feet, an arc length of 128.50 feet, a chord bearing N 82° 21' 32" E for a distance of 97.11 feet to an iron pin set; thence with a curve to the right having a delta of 53° 30' 04", a radius of 27.00 feet, an arc length of 25.21 feet, a chord bearing N 36° 55' 49" E for a distance of 24.31 feet to

an iron pin set; thence with a curve to the left having a delta of $44^{\circ} 27' 04''$, a radius of 75.00 feet, an arc length of 58.19 feet, a chord bearing $N 41^{\circ} 27' 19'' E$ for a distance of 56.74 feet to an iron pin set; thence $S 80^{\circ} 32' 30'' E$ 35.64 feet to an iron pin set, begin a common corner of Slate Hill I LLC. and Western Virginia Water Authority (Well Lot); thence with the Well Lot the following two (2) courses, $S 09^{\circ} 27' 57'' W$ 118.32 feet to an iron pin set; thence $S 80^{\circ} 32' 03'' E$ 53.08 feet to an iron pin, being the common corner of Western Virginia Water Authority (Well Lot) and Lowes Home Center Inc.; thence with the line of Lowes Home Center Inc. the following two (2) courses, $S 29^{\circ} 03' 00'' E$ 670.16 feet to an iron pin set; thence $S 34^{\circ} 43' 14'' E$ 137.19 feet to an iron pin at the "Actual Point of Beginning" and containing 11.940 Acres, more or less.

Smith/Packett

May 4, 2012

To: Mr. Philip Thompson,
Deputy Director of Planning
County of Roanoke
5204 Bernard Drive
Roanoke, VA 24018

Via: Hand Delivered

Re: South Peak Residential Rezoning

Dear Mr. Thompson,

Please find attached, our application concerning the rezoning of certain parcels within the South Peak community, along with our check for the filing fee in the amount of \$ 1,460.00, the concept plan (both in full-size and reduced size), water and sewer availability letters from the Western Virginia Water Authority, as well as written proffers which we voluntarily wish to impose on the properties which are the subject of the application

Our application deals only with the residential portions of South Peak. Providing attractive options for upscale residential living is critical to the overall success of South Peak. The rezoning we seek will allow two distinct residential communities to be developed. An overview of those communities follow.

The Estates at South Peak will be a single family neighborhood, behind Lowe's and adjoining Quail Valley and the Hunting Hills community. *The Estates* will be consistent in design and density as Hunting Hills and will be accessed via a 4-way stop light at Valley Avenue.

We propose to develop only 23 single family lots in *The Estates*, even though the R-3 zoning would allow 132 units to be developed on the 11.940 acres (i.e. 12 units per acre). The location of *The Estates*, nestled towards the back of South Peak, lends itself to this significantly less dense development pattern. We strongly believe that some of the density which might otherwise be incorporated into *The Estates* is better positioned within our second premiere residential community.

The Residences at the Peaks will be a condominium community in the heart of South Peak. *The Peaks* will consist of five buildings adjoining the commercial district of South Peak. It will feature Arts and Crafts styling, underground parking for residents and an observation platform to take advantage of the mountaintop views. With an estimated average sales price around \$450,000, we anticipate a target market of busy young professionals and empty nesters that will be attracted by the unique design, spectacular views and the zero maintenance of condominium living.

The infrastructure, design and location of *The Peaks* easily accommodates the additional densities that might otherwise be incorporated into *The Estates* neighborhood. This has been accomplished by adding one more condominium building to the four previously proposed for the condominium community. Currently, the 9.586 acre condominium site is zoned R-3 and would allow 113 condominium units to be developed. We propose to expand the footprint of *The Peaks* from 9.585 acres to 11.411 acres and rezone that acreage from R-3 and C2-C to R-4. [Since *The Peaks* adjoins the commercial

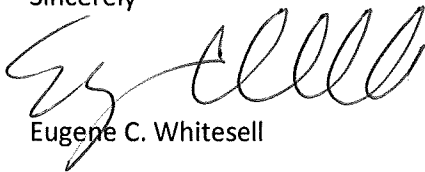
neighborhood of South Peak, some of the 1.825 additional acres is currently zoned C2-C.]. As shown on the attached concept development plan, the cluster of five buildings would contain a total of 176 condominium units. This modest expansion of *The Peaks*' footprint allows for the much-needed residential units to be placed in the center of a condominium community rather than on *The Estate's* acreage, which is better positioned in all respects for single family development.

Visitors to South Peak can already see Building No. 1 of *The Peaks* rising from its foundations. Obtaining the necessary rezoning of the 11.411 acre parcel allows us to move forward with our revised plans for this condominium community in an efficient manner. To evidence our commitment to a less dense development of *The Estates*, a fully engineered site plan for a 23 lot single family development has already been submitted to Roanoke County.

Although it is clear that our proposed development of *The Estates* and *The Peaks* will result in less density than would otherwise be allowed under current zoning, our plans for both residential communities are not driven by math. Rather, we are committed to developing South Peak into a premiere community within which a single family residential community, *The Estates*, complements its prestigious adjoining neighborhood, and a condominium community with spectacular views and adjacent commercial amenities, *The Peaks*, is sufficiently sized to meet its residents' needs and - expectations.

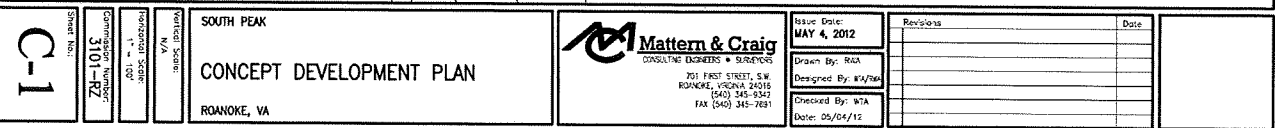
Please let us know if you require any additional information as you review our application.

Sincerely

A handwritten signature in black ink, appearing to read 'Eugene C. Whitesell', written in a cursive style.

Eugene C. Whitesell

Development Manager





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ADJOINING PROPERTY OWNERS

**Tax Parcel No.: 077.20-01-48.01 South Peak Residences LLC
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, VA 24014**

**Tax Parcel No.: 077.20-01-52.00 Slate Hill II LLC
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, VA 24014**

**Tax Parcel No.: 087.08-03-11.00 Slate Hill I LLC
4423 Pheasant Ridge Road, S.W., Suite 301
Roanoke, VA 24014**

**Tax Parcel No.: 077.20-01-50.00 Western Virginia Water Authority
2012 S. Jefferson Street, Suite 200
Roanoke, VA 24014**

<u>TAX MAP NO.</u>	<u>OWNER(S) / ADDRESS</u>	<u>ZONING</u>
077.20-02-01.00	George Ann Partnership 4235 Electric Road, Apt. 100 Roanoke, VA 24018	C2
077.20-01-51.02	Elm Park Estates Retirement Residence Ltd. Partnership c/o Thomson Reuters Inc. 2235 Faraday Avenue, Suite 0 Carlsbad, CA 92008	C2S
077.20-01-04.00	Woodcliff Investments LLC 4423 Pheasant Ridge Road, Suite 301 Roanoke, VA 24014	C2C
077.20-01-54.00	Woodcliff Investments LLC 4423 Pheasant Ridge Road, Suite 301 Roanoke, VA 24014	C2C
077.20-01-55.00	South Peak Hotel LLC 4423 Pheasant Ridge Road, Suite 301 Roanoke, VA 24014	Multiple Zonings
077.20-01-41.00	Rent A Space Inc. c/o Betsey Stewart P. O. Box 2344 Davidson, NC 28036	C2C
087.08-05-03.00	Western Virginia Water Authority 2012 S. Jefferson Street, Suite 200 Roanoke, VA 24014	R3

<u>TAX MAP NO.</u>	<u>OWNER(S) / ADDRESS</u>	<u>ZONING</u>
087.08-05-01.00	Lowes Home Centers, Inc. Att: Tax Dept. P. O. Box 1000 Mooresville, NC 27115	R3/C2C
087.08-99-01.00	Quail Valley Condominium Assoc. Inc. c/o Murray Realty Inc. 6926 Peters Creek Road Roanoke, VA 24019	R3
087.08-06-16.00	Anita C. Lothes 5421 Quail Ridge Circle Roanoke, VA 24018	R3
087.08-06-17.00	Norborne and Carrie L. Berkeley 5425 Quail Ridge Circle Roanoke, VA 24018	R3
087.08-06-18.00	John F. and Dorothy Ree 5429 Quail Ridge Circle Roanoke, VA 24018	R3
087.08-06-19.00	J. Mason Powell 5433 Quail Ridge Court Roanoke, VA 24018	R3
087.08-06-20.00	Gail E. Savignac 5501 Quail Ridge Circle Roanoke, VA 24018	R3
087.08-06-21.00	Suk Ho and Sung Lee Kim 5505 Quail Ridge Circle Roanoke, VA 24018	R3
087.08-06-22.00	Laurence C. Smith Family Trust Virginia D. Smith, Trustee 5509 Quail Ridge Circle Roanoke, VA 24014	R3
087.08-06-23.00	Anita C. Lothes 5421 Quail Ridge Court Roanoke, VA 24018-9245	R3
087.08-06-24.00	William L. Terry 5517 Quail Ridge Circle Roanoke, VA 24018	R3

<u>TAX MAP NO.</u>	<u>OWNER(S) / ADDRESS</u>	<u>ZONING</u>
087.08-06-25.00	Victor S. Skaff, Jr. 5521 Quail Ridge Circle Roanoke, VA 24014	R3
087.08-06-26.00	Dawn H. Prillaman 4204 Oceanfront Avenue Virginia Beach, VA 23451	R3
087.08-06-27.00	FY Properties LLC 1217 Maple Street Roanoke, VA 24016	R3
087.08-06-28.00	FY Properties LLC 1217 Maple Street Roanoke, VA 24016	R3
087.08-04-13.01	Mathew and Anita Mathew 5407 Flintlock Lane Roanoke, VA 24018	R1
087.08-04-11.00	Charles R. and Rebecca J. Long 5425 Flintlock Lane, S.W. Roanoke, VA 24018	R1
087.08-04-10.00	Penny G. Schwarz 5435 Flintlock Lane Roanoke, VA 24018	R1
087.08-04-09.00	David R. and Paula W. Reid 5445 Flintlock Lane Roanoke, VA 24018	R1
087.08-04-08.00	Nancy Y. Canestrari 5453 Flintlock Lane Roanoke, VA 24018	R1
087.08-04-07.00	Cynthia B. Oliver 5461 Flintlock Lane Roanoke, VA 24018	R1
087.08-03-06.00	Old Heritage Corp. P. O. Box 8425 Roanoke, VA 24014	R3
087.08-03-05.00	Major Hill, Jr. Frances Hill Beane 4305 VanWinkle Road Roanoke, VA 24014	R3

<u>TAX MAP NO.</u>	<u>OWNER(S) / ADDRESS</u>	<u>ZONING</u>
087.08-03-04.00	Old Heritage Corp. P. O. Box 8425 Roanoke, VA 24014	R3
087.08-03-23.00	Amanda Ellen Hairston, Heirs Karen J. Dingle-Purdie, Executor c/o Karen J. Dingle-Purdie 861 East 229 Street Bronx, NY 10466	R3
087.08-05-04.00	Cemetery Brent Meyers 452 Crofton Drive Vinton, VA 24179 (540) 890-5330	C2C
087.08-03-24.01	Cemetery Major Hill, Jr. 4305 Van Winkle Road, S.W. Roanoke, VA 24014	R3
087.08-03-24.00	Annie Elizabeth Hairston c/o Major Hill, Jr. 4305 Van Winkle Road Roanoke, VA 24014	R3
077-20.01-46.00	Allene White, et al c/o Elsie Scott 2618 Portland Avenue, N.W. Roanoke, VA 24017	R3
077.20-01-47.00	Wilford C. Penn 4260 Elm View Road Roanoke, VA 24018	R3

Michael S. Agee
Steven A. Campbell
Randy W. Beckner
Bradley C. Craig
Wm. Thomas Austin
David P. Wilson
James B. Voso



Edwin K. Mattern, Jr. (1949-1982)
Sam H. McGhee, III (Retired)
Gene R. Cress (Retired)
Stewart W. Hubbell (Retired)
J. Wayne Craig (Retired)

May 4, 2012

Smith/Packett MED-COM, LLC
4423 Pheasant Ridge Road
Suite 301
Roanoke, VA 24014

Attn.: Mr. Gene Whitesell, Development Manager

**Re: South Peak Condominiums and the Estates at South Peak
Commission Number 3101-RZ**

Dear Mr. Whitesell:

In conjunction with Smith/Packett's pending application to rezone certain tracts of land within the South Peak Development, we have performed an analysis of the anticipated Trip Generations for the development. The results of our analysis are presented herein for your use relative to the rezoning application.

Background / Purpose

Certain portions of the South Peak Development (then called Slate Hill) were rezoned under Ordinance No. 062204-11. Attached to the Ordinance was an Exhibit 'D' which summarized the anticipated Trip Generations from the proposed development. A copy of this exhibit is attached hereto. A "Master Plan for South Peak Development" was approved by Roanoke County in 2012. The master plan contained detailed information regarding the proposed uses within the original areas of South Peak. Development Plans for South Peak Condominiums (approved by Roanoke County under Plan No. SB-1003131) and the Estates at South Peak (Roanoke County Plan No. SB-1003131) resulted in direct entrance connections to South Peak Boulevard.

This letter presents the result of a new Trip Generation analysis based on the development shown on the approved Master Plan in addition to the development proposed on the South Peak Condominium Project and the Estates at South Peak.

Results & Comparison

Trip Generation data was developed based on the development shown on the approved Master Plan for South Peak, the development anticipated within the South Peak Condominium

701 First Street, S.W. ▪ Roanoke, Virginia 24016
(540) 345-9342 ▪ Fax (540) 345-7691

www.matternandcraig.com



Mr. Gene Whitesell
4/13/2012
Page 2 of 2

Project (i.e. 176 units), and the development anticipated within the Estates at South Peak (i.e. 23 single-family homes). The basis of the analysis (i.e. land uses and size) and the results are presented in the attached Trip Generation Data table. The analysis indicates that the anticipated development will result in a total of 6,990 weekday trips. The analysis included as Exhibit 'D' of Ordinance No. 062204-11 indicated the development resulted in a total of 9,428 weekday trips. A comparison of the two analysis results indicates a net reduction of 2,439 weekday trips.

Please contact us if you have questions or need additional information regarding this matter.

Sincerely,

MATTERN & CRAIG

A handwritten signature in blue ink, appearing to read "Wm. Thomas Austin", followed by a large, stylized "A".

Wm. Thomas Austin, P.E.
Principal / Project Manager

EXHIBIT 1

TABLE 3
CONCEPT A
TRIP GENERATION DATAProject: State Hill Development
Location: Roanoke County, VADeveloped By: Mike Agee
Date: June 1, 2004

Trip Generation Code	Zone - Building	Use	Area Floor GSF (per floor)	Total Area (GSF)	Tenant Type	AM Peak Hour			PM Peak Hour			Weekday (50% entering 50% exiting)
						Total Trips	Entering Trips	Exiting Trips	Total Trips	Entering Trips	Exiting Trips	
933	Building 1-A	Retail / single-story	4,000	4,000	Starbucks Krispy Kream	176	106	70	105	54	51	1590
814	Building 2-A	Retail / single-story	22,800	22,800	Whole Foods Gourmet Grocery	*	*	*	76	33	43	1012
814	Building 2-B	Retail / two-story	10,000	20,000	Multi-tenant	*	*	*	69	30	39	894
312	Building 3-A	Business/Hotel	3-Story	120 Rooms	-	70	41	29	74	44	30	872
710	Building 3-B	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	78	11	124	21	103	660
710	Building 3-C	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	79	11	124	21	103	660
710	Building 3-D	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	79	11	124	21	103	660
714	Building 4-A	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	79	11	124	21	103	660
714	Building 4-B	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	79	11	124	21	103	660
714	Building 4-C	Office / three-story + parking @ bsmt.	13,000+	40,000	Multi-tenant	90	79	11	124	21	103	660
814	Building 4-D	Retail	25,000	25,000	Multi-tenant	*	*	*	81	36	45	1110
Totals						786	621	165	1149	323	826	9428

ITE

Equations:

Code	312	710	814	933
AM Peak	0.59(X)	$\ln(T)=0.80\ln(X)+1.55$	*	** (extrapolated)
PM Peak	0.62(X)	$T=1.12(X)+78.81$	$T=2.40(X)+21.48$	**
Weekday	7.72(X)	$\ln(T)=0.77\ln(X)+3.65$	$T=42.78(X)+37.66$	*

Note: In all of the above equations X is measured in thousands.

* - The ITE Trip Generation Manual contains no studies or rates.

** - The ITE Trip Generation Manual rates.

Matern & Craig
CONSULTING ENGINEERS - SURVEYORS

Project: South Peak Development
 Location: Roanoke County, VA

Developed Date: May 4, 2012

TRIP GENERATION DATA

Trip Generation Code	Building Description	Use	Total Area (GSF)	Tenant Type	AM Peak Hour			PM Peak Hour			Weekday (50% entering 50% exiting)
					Total Trips	Entering Trips	Exiting Trips	Total Trips	Entering Trips	Exiting Trips	
710	Office 1/2	General Office	43,560	Multi-tenant	96	85	12	128	22	106	704
710	Office 3	General Office	17,830	Multi-tenant	48	42	6	99	17	82	354
710	Office 4	General Office	33,600	Multi-tenant	78	69	9	117	20	97	576
710	Office 5	General Office	33,600	Multi-tenant	78	69	9	117	20	97	576
710	Office 6	General Office	33,600	Multi-tenant	78	69	9	117	20	97	576
710	Office 7	General Office	33,600	Multi-tenant	78	69	9	117	20	97	576
312	5-Story Hotel	Business Hotel	136 Rooms	---	91	49	42	103	63	40	989
931	Restaurant 1	Quality Restaurant	8,960	Single-tenant	50	41	9	81	50	31	806
931	Restaurant 2	Quality Restaurant	7,537	Single-tenant	42	34	8	68	42	26	677
210	23 Lots	Single Family Detached Housing	23 Dwelling Units	Single-tenant	28	7	21	30	19	11	269
232	5 Condo Buildings	High-Rise Residential Condominium/Townhouse	176 Dwelling Units	Single-tenant	78	13	65	82	56	26	887
Totals					745	547	199	1,059	349	710	6,990

* The ITE Trip Generation contains no studies or rates.



Accounting Code: Roanoke County

December 10, 2010

ENGINEERING SERVICES

Re: Availability No: 10-730
Address: 4252 Elm View Road
Tax Map Number(s): 077.20-01-48.01-0000
"South Peak Condominium Project"

Prepared by: Roger Blankenship, P.E. Engineer II (540) 853-5659

Water can be made available by extension of the existing public water system located on this parcel. The existing system is currently operated at a hydraulic grade line (HGL) of 1423'. You should have your engineer confirm that required residential and fire flow demands can be provided at this HGL. Extension of the public water system will require review and approval by the Western Virginia Water Authority (WVWA), and shall be installed in accordance with approved plans and WVWA design and construction standards. All costs associated with an extension of the public system and recordation of required easements shall be the developer's responsibility.

Be advised that an agreement dated 10/15/09 between WVWA and DNAL Holdings III LLC, Elm View LLC, M&H Holdings, Inc., McNeil Properties LLC, Patton Place LLC, Slate Hill I LLC, Slate Hill II LLC and Woodcliff Investments, LLC has been executed. **It does not appear that the plans submitted for the South Peak Condominium Project coincide with the proposed water system changes described in the agreement. It is the developer/engineers responsibility to ensure that utilities installed as part of the South Peak Condominium Project can provide the required level of service under existing conditions as well as future conditions described in this agreement.**

Sanitary Sewer can be made available by extension of the existing 8-inch public sanitary sewer located in Elm View Road. Extension of the public sanitary sewer system will require review and approval by the WVWA, and shall be installed in accordance with approved plans and WVWA design and construction standards. All costs associated with installation of the sanitary sewer main, and recordation of required easements shall be the developer's responsibility.

To proceed with service, please make payment to:

Availability # 10-730
Roanoke County Administration Center
5204 Bernard Drive
Roanoke, VA 24018

Connection Cost Summary Fees Valid Until January 1, 2012			
Description	Fire (size")	Water (1 1/2")	Sewer (6")
Connection Fees (Public Service Lines)	N/A	N/A	By Developer
Availability Fees	N/A	\$12,500.00	\$12,500.00
Meter Fees	N/A	\$250.00	N/A
Tap Fee	N/A	N/A	N/A
Sub Total Fees	N/A	\$12,750.00	\$12,500.00
Payment Due	\$25,250.00		

Our Mission Is Clear



June 27, 2007

ENGINEERING SERVICES

Re: Availability No: 07- 254

Address: 4359 Electric Road (Slate Hill)

Tax Map Number(s):077.20-01-

(02,03,04,10,11,14,17,18,19,20,21,22,23,24,25,52,54,55), 087.08-03-11

Prepared by: Roger Blankenship, P.E., Civil Engineer II (540) 853-5659

Water can be made available; service pressure at the point of connection in Electric Road will be approximately 126 PSI.

Sewer can be made available.

To proceed with service, please follow the steps below:

Make Payment to: Roanoke County Administration Center
Availability No: **07-254**
Community Development
5204 Bernard Drive
Roanoke, VA, 24018

Connection Cost Summary Fees Valid Until January 1, 2009			
<i>Description</i>	<i>Fire</i>	<i>Water</i>	<i>Sewer</i>
Connection Fees (Public Service Lines)	N/A	N/A	N/A
Main Extension Fees	By Developer	N/A	N/Ay
Availability Fees	N/A	N/A	N/A
Vault Fee	*	*	N/A
Meter Fee	NA	N/A	N/A
Tap Fees	N/A	\$400.00**	By Developer
Pavement Repair Fees	N/A / By Developer	By Developer	By Developer
Sub Total Fees	N/A	\$800.00	N/A

Payment Due	\$800.00
--------------------	-----------------

* Developer furnishes and installs tapping sleeve and valve

** Per Tap (2 taps required for this project one on Electric, & one on Franklin/220)

Our Mission Is Clear

Metes and Bounds description

Portion of Tax Parcel No. 087.08-03-11.00 being rezoned to R-4C

BEGINNING at an iron pin, being the common corner of South Peak Residences, LLC., Slate Hill I, LLC. and Slate Hill II, LLC.; thence leaving the property of South Peak Residences, LLC. and with the boundary line of Slate Hill I, LLC. and Slate Hill II, LLC. N 79° 20' 54" E 36.10 feet to a point; thence with a new boundary line through the property of Slate Hill I, LLC the following three (3) courses: S 27° 36' 39" W 48.26 feet to a point; thence S 61° 55' 03" 111.89 feet to a point; thence N 28° 17' 13" W 42.08 feet to a point, being the common boundary line of Slate Hill I, LLC. and South Peak Residences, LLC.; thence with the common boundary line of Slate Hill I, LLC. and South Peak Residences, LLC. the following two (2) courses: N 61° 48' 14" E 103.88 feet to an iron pin; thence N 79° 22' 10" E 14.24 feet to the "Point of Beginning" and containing 0.126 Acres, more or less.

Metes and Bounds Description

Portion of Tax Parcel No. 087.08-03-11.00 being rezoned to R-3C

BEGINNING at a point on the southerly Right of Way line of Franklin Road (U. S. Route 220), being a common corner between Lowes Home Center Inc. and Quail Valley Condominium Association Inc.; thence leaving the aforesaid Right of Way and with the common boundary line of Lowes Home Center and Quail Valley Condominium Association Inc. S 59° 59' 13" W 1,160.71 feet to the "Actual Point of Beginning", being the southwest corner of Lowes Home Center Inc.; thence S 59° 59' 13" W 340.48 feet to a iron pin, being a corner of Lot 18, Revised Section 2, "Quail Ridge" recorded in Plat Book 26 at Page 197 in the Clerk's office of the Circuit Court of Roanoke County, Virginia; thence S 60° 44' 14" W 60.44 feet to a iron pin, being a corner of Lot 19, Revised Section 2, "Quail Ridge"; thence S 59° 59' 26" W 231.92 feet to an iron pin set, being a corner of Lot 23, Section 4 "Quail Ridge" recorded in Plat Book 27 at Page 132 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence S 58° 12' 36" W 427.55 feet to iron pin, being a corner of Lot 28, Section 4 "Quail Ridge" and with the easterly boundary line of Lot 4A1, Section 17 "Hunting Hills" recorded in Plat Book 18 at Page 63 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence with the easterly boundary line of Lot 4A1, N 13° 55' 33" W 52.83 to an iron pin set in the easterly boundary line of Lot 6, Section 15 Block 1 "Hunting Hills" recorded in Plat Book 9 at Page 218 in the Clerk's Office of the Circuit Court of Roanoke County, Virginia; thence N 30° 23' 02" E 366.67 feet to an iron pin, being a corner of Lot 9, Section 15 Block 1 "Hunting Hills"; thence N 05° 14' 49" E 135.05 feet to an iron pin, being a corner of Lot 10, Section 15 Block 1 "Hunting Hills"; thence N 29° 30' 31" W 44.94 feet to an iron pin set in the easterly boundary line of Lot 10, Section 15 Block 1 "Hunting Hills" and a corner of Old Heritage Corporation; thence leaving Lot 10, Section 15 Block 1 "Hunting Hills" and with the line of Old Heritage Corporation the following two (2) courses, N 51° 13' 15" E 52.03 feet to an iron pin; thence N 29° 23' 12" W 271.89 feet to an iron pin set, begin the corner of Old Heritage Corporation and the southerly boundary line of Major Hill Jr. and Frances Hill Beane; thence N 60° 36' 52" E 393.93 feet to an iron pin set, being the corner of C. F. Richards by Deed Book 66 at Page 239; thence N 24° 22' 59" W 316.10 feet to a iron pin set in the easterly boundary line of C. F. Richards; thence with a new boundary line through the property of Slate Hill I LLC the following five (5) courses, N 64° 32' 14" E 9.88 feet to an iron pin set; thence with a curve to the left having a delta of 144° 21' 28", a radius of 51.00 feet, an arc length of 128.50 feet, a chord bearing N 82° 21' 32" E for a distance of 97.11 feet to an iron pin set; thence with a curve to the right having a delta of 53° 30' 04", a radius of 27.00 feet, an arc length of 25.21 feet, a chord bearing N 36° 55' 49" E for a distance of 24.31 feet to an iron pin set; thence with a curve to the left having a delta of 44° 27' 04", a radius of 75.00 feet, an arc length of 58.19 feet, a chord bearing N 41° 27' 19" E for a distance of 56.74 feet to an iron pin set; thence S 80° 32' 30" E 35.64 feet to an iron pin set, begin a common corner of

Slate Hill I LLC. and Western Virginia Water Authority (Well Lot); thence with the Well Lot the following two (2) courses, S 09° 27' 57" W 118.32 feet to an iron pin set; thence S 80° 32' 03" E 53.08 feet to an iron pin, being the common corner of Western Virginia Water Authority (Well Lot) and Lowes Home Center Inc.; thence with the line of Lowes Home Center Inc. the following two (2) courses, S 29° 03' 00" E 670.16 feet to an iron pin set; thence S 34° 43' 14" E 137.19 feet to an iron pin at the "Actual Point of Beginning" and containing 11.940 Acres, more or less.

Metes and Bounds description

Portion of Tax Parcel No. 077.20-01-52.00 being rezoned to R-4C

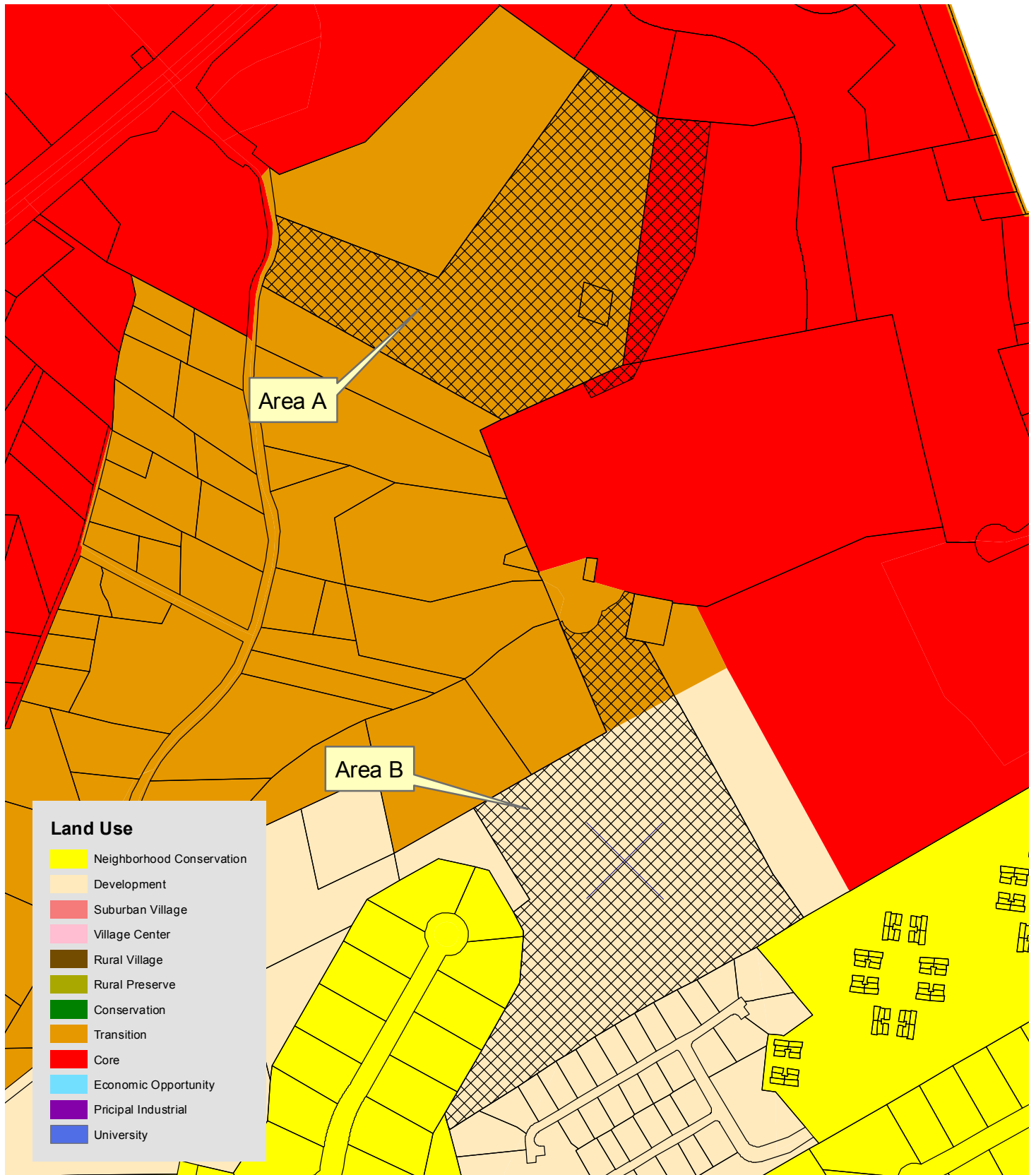
BEGINNING at an iron pin, being the common corner of South Peak Residences, LLC., Woodcliff Investments, LLC., Parcel 2 and Slate Hill II, LLC.; thence with the boundary line of Woodcliff Investment, LLC., Parcel 2 and Slate Hill II, LLC. S 85° 22' 03" E 139.45 feet to a point; thence with a new boundary line through the property of Slate Hill II, LLC. the following two (2) courses: S 08° 06' 48" W 353.20 feet to a point; thence S 27° 36' 39" W 307.56 feet to a point, being the common boundary line of Slate Hill II, LLC. and Slate Hill I, LLC.; thence with the common boundary line of Slate Hill I, LLC. and Slate Hill II, LLC. N 79° 20' 54" E 36.10 feet to an iron pin, being a common corner of Slate Hill I, LLC., Slate Hill II, LLC. and South Peak Residences, LLC.; thence leaving the property of Slate Hill I, LLC. and with the common boundary line of Slate Hill II, LLC. and South Peak Residences, LLC. the following two (2) courses: N 05° 31' 35" 35.98 feet to an iron pin; thence N 08° 02' 35" E 610.32 feet to the "Point of Beginning" and containing 1.700 Acres, more or less.



Roanoke County
Department of
Community Development



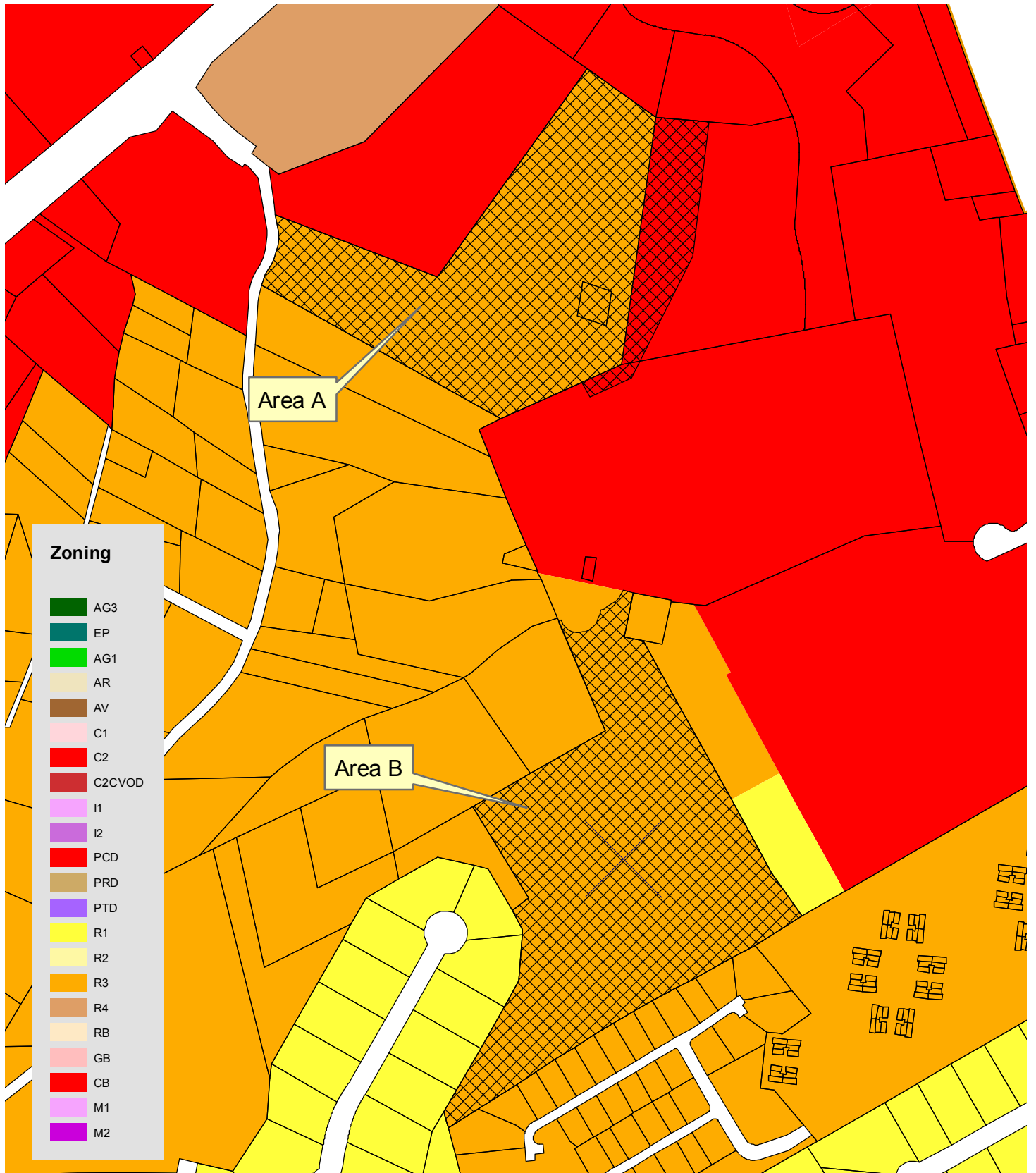
Applicants Name: South Peak Residences LLC et al
Existing Zoning: R3 & C2C
Proposed Zoning: Area A: R4C & Area B: R3C
Tax Map Number: 77.20-01-48.01, 77.20-01-50, 77.20-01-52 & 87.08-03-11
Magisterial District: Cave Spring Area: 23.351 Acres
7 May, 2012 Scale: 1" = 350'



Roanoke County
Department of
Community Development



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7 May, 2012

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